

Town of Winchester
Planning Board
Minutes
12-6-21

Meeting opened: 7:00pm.

Members present: Rich Pratt, Gus Ruth, Jenny Rhodes, Dean Beaman (Chair), Christy Davis, Jordan Sharra and Lindseigh Picard (SR by phone). Margaret Sharra is the Land Use Administrator.

Public: Larry and Deb Hill, Sara Burbee and Rick Meleski.

First order of business: The board reviews the minutes of 11/15/21 for approval. **J. Rhodes moves to approve, C. Davis seconds. The vote is 7 yes.**

Second order of business: The board discusses possible zoning amendments. The proposed changes regarding definitions and density of duplexes there is no comment from the board. The board reviews the possible changes to the PRD. The board had asked for the Police Chief, Fire Chief and the water/sewer superintendent to come to the meeting to comment on these discussions. Rick Meleski is here. The Police Chief could not come because of a prior commitment but submitted a letter. No response was received from the Fire Chief. Rick asks what the minimum lot sizes are in the districts. Residential is 15,000 sqft with water and sewer, and the AG district is 2 acres. Rick has read the proposal and see it as a low impact to the water & sewer operations. R. Pratt asks about water upgrades to Warwick Road as a Selectman said last year. The Selectman spoke about a grant and the water improvements in 2022. Rick found out today that the grant was denied, the town didn't score high enough. Rick will continue to look for more funding. The Piney Woods loop is important and he will keep looking for funding for it. R. Pratt asks about Boisvert sewer connection. Yes it is done for that property. R. Pratt asks Rick about what if others want to do a project on Warwick Road. Rick says people are still applying. He explains the difference between housing and the need for commercial fire protection. Fire protection approvals come from the Fire Chief. There's plenty of water for residential the problem is commercial in that area because of sprinklers. Rick informs the board of a small project coming up. They will be extending the water line on Manning Hill. The board thanks Rick for coming.

J. Rhodes would like to hear personally from the Police Chief. The LUA will invite him to the next meeting. J. Rhodes suggests J. Rhodes reach out to the Fire Chief to see if he would like to come.

The LUA highlights the changes from the last meeting based on the boards input.

Purpose: change #4 to 25% affordable and 75% market rate. She informs the board of a young professional who recently works in town and has been looking for housing for months for he, wife and child. #5 Clearly state incremental increases in housing stock. Standards: #2 add back in the existing 10 lot size. J. Rhodes ask how many 10 acre lots are there in the AG district? Don't know. She also does not agree with permitted by special exception in the Comm, Hwy comm or Central Business. She also says she researched average commute times. The average commute times in the area is less than a half hour. This is reasonable commute times.

R. Pratt asks who enforces deed restrictions? The LUA says the town. She didn't not know exactly the process of that. It is explained if housing is affordable and based on income then what other towns have done is the owner must report every year the confirmation tenants are complying with income rates. These details would be worked out with the developer and Planning Board during the application process.

L. Picard explains enrollment decrease in the school system. Overall the high school size has stayed pretty constant but the elementary has decreased. L. Picard speaks of the impact of Charter Schools. The school is prepared for more students. Ideally instead of 10 in a classroom, more would work just fine. D. Beaman says its all in finding a medium in the number of school students. There is a facility already in place for more students without creating an impact.

G. Ruth asks how many units could be built on 10 acres? The LUA hasn't calculated that. He expresses his concerns with enough well water for developments on lots without water and sewer. The LUA reminds him that Sara Carboneau, a respected Planner, explained at the last meeting that with the 25% open space there would be sufficient land for recharge. R. Pratt asks L. Picard how will the Selectmen enforce all these changes? L. Picard

explains while it may appear not much enforcement is going on, but it is. This is discussed in non public sessions. She does say the BOS have not had a dedicated discussion on enforcement.

The LUA also notes in Standards #2 the area for development with water and sewer. Definitions was also added: Workforce housing, Deed restrictions and Medium Income.

The board will hold a public hearing for the amendments and a hearing for Diane Cyr on 1/3/22.


Third order of business: Larry & Deb Hill are here to speak with the board on their proposed senior housing development. Mr. Hill had given envelopes to R. Pratt for each board member. He hands them out with saying he opened his to see if it was a subpoena. Each envelope contained a letter from the Hills dated 11/12/21 and copies of pages from the SPR. J. Sharra texted L. Picard the letter so she could see it. All members read the letter. C. Davis asks Mr. Hill if his special exception expired. The LUA reads from the section of the zoning ordinance for Special Exception Article XVI section B6- All Special Exceptions expire after 2 years of non use.

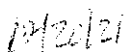
D. Beaman asks if the board's opinion has changed from the last time the Hills came before the board. There was no response. J. Rhodes questions if since the rules changed some after his Special Exception approval. D. Beaman explains a SPR approval is still needed. Relating to Mr. Hill's attachments regarding sections of the SPR regs, Mr. Hill says a SPR is not needed. D. Beaman reminds Mr. Hill it not just part B, skipping part A does not mean it doesn't matter. R. Pratt asks if the PB has the right to change the SPR and why it doesn't go before the voters? The LUA explains per RSA 676:44 and our regulations, amendments are approved following a public hearing. Which was done. Ordinances go before town meeting regulations do not. The public is invited for comment during the hearing process. The LUA names off other regulations the board refers to. L. Hill says the board has no right to change the intent. He argues the change last year. He calls this hip shot law. He speaks of old history in town. He states he doesn't believe the Chairman of the ZBA signed the decision letter. D. Beaman responds by reading paragraph A of the regulations regarding disturbing more than 2000ft, etc. C. Davis says if Mr. Hill does not accept the letter from the ZBA then you don't have an approval from the ZBA. Is that what you are saying. Mr. Hill says there is no road, just a driveway. He is no longer interested in mobile homes but erecting stickbuilt homes. J. Rhodes is trying to understand how the road would be a driveway, where driveways will come off to individual homes. What is the maintenance agreement? Mr. Hill says that is determined by the HOA. The LUA reads the letters from last year and year before from the building inspector, Code enforcement officer and zba. She also made it clear that Mr. Hill has never appealed the initial decision or the other decisions to which he has a right to. Why is that? Mr. Hill says he said at the last meeting that he would apply for a site plan approval but Margaret said no. That is not true. D. Beaman reads from the minutes of the last meeting where Mr. Hill doesn't like to be told he needs SPR but he will apply for one if the board says he doesn't need one. That is what Margaret shook her head no to. Mr. Hill calls D. Beaman a liar. D. Beaman said he is not a liar, this is what Mr. Hill stated at the previous meeting. There is no more discussion. The Hills leave.

The board will be meeting on 12/20/21 for review of the proposed changes.

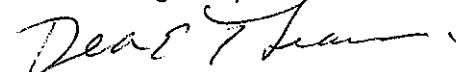
J. Sharra moves to adjourn, C. Davis seconds. The vote is 7 yes. 8:45pm.

Minutes respectfully submitted by:

Margaret Sharra, LUA 

Minutes approved on: 

Minutes signed by:


Dean Beaman, Chair